

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION

TO

CANTERBURY-BANKSTOWN COUNCIL

OUTBUILDING

AT

37 MOORE ST CAMPSIE

CLIENT: H. LI

Introduction

This Statement is to support the Development Application to Canterbury-Bankstown Council for proposed outbuilding conversion at 37 Moore St Campsie.

Background

The site is 490.4m², and comprises of the existing dwelling and garage.

Proposal

The proposal is conversion of existing garage into an outbuilding for gym use, and a new car parking space.

The client's son has a medical condition (medical certificate attached to the application) that doctors require him to do exercise at home.

Site Suitability

The site is residential, hence is suitable for the proposal.

Present and Previous Uses

The present use is residential.

Design Guidelines

- Canterbury Local Environmental Plan 2012
- Canterbury Development Control Plan 2012

Canterbury Local Environmental Plan 2012**Zoning**

The site is zoned R3 Medium Density Residential. The proposal is permissible with consent in this zone.

Floor space ratio

The existing floor space ratio remains unchanged.

Building height

The existing building height remains unchanged.

Canterbury Development Control Plan 2012**Height**

The existing building height remains unchanged.

Setbacks

The existing setbacks of the existing garage remains unchanged.

Landscaped area

The existing landscaped area remains unchanged.

Private open space

The existing private open space remains unchanged.

Car parking

A car parking space is proposed for the loss of the existing garage.

Privacy

The existing setbacks of the existing outbuilding remains unchanged, hence the proposal

does not significantly impact existing privacy of neighbouring properties.

Views

There are no significant views of neighbouring properties impacted by the proposal and there are no changes to the existing building envelope.

Overshadowing

N/A - single storey only and existing number of storeys remain unchanged.

Air and Noise

N/A

Heritage

N/A

Additional Items

N/A

Busy Road and Rail Corridors

N/A

Conclusion

The proposal described above has a minimal impact on the area, and is in keeping with the general control plan for the area and with the surrounding residential development.